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PROPERTY PEOPLE

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10 Broadwalk, Crawley, RH10 1HQ  
TOWN CENTRE RETAIL UNIT

# LOCATION



The property is situated in a prominent trading location to the western end of Broadwalk, a busy town centre pedestrian thoroughfare and retail pitch linking the High Street with The Broadway and Queens Square and the Martlets beyond.

Located in the heart of the Gatwick Diamond, Crawley is a vibrant and growing town situated equi distant between London and Brighton with a current population of approximately 118,000, extending to over 160,000 persons within a 10kms radius

## Description:

A lock-up ground floor retail unit formerly occupied by a well established Aesthetics Beauty Salon business. The premises are fitted out for such use with the internal layout currently comprising a front reception area, 4 treatment rooms and cloakroom.

## Premium

Premium offers are invited for the benefit of goodwill, fixtures/fittings and equipment. Further information on application.

## Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## Key Features:

- Busy town centre location
- Business goodwill, fixtures/fittings and equipment available by separate negotiation.
- Fully fitted as Beauty & Aesthetics Salon
- Considered suitable for a variety of other uses

## Rent:

£29,500 per annum

## Terms:

Available on a new effectively full repairing and insuring lease on terms to be agreed.

## Business Rates:

Rateable Value: £18250

Rates Payable: £9106.75 per annum

Interested parties are advised to contact Crawley Borough Council  
Tel: 01293 438000 or [www.crawley.gov.uk](http://www.crawley.gov.uk) to verify this information.

## VAT:

VAT is To be confirmed

## Legal Fees:

Each party to bear their own costs

## Anti Money Laundering:

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.





GET IN TOUCH  
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